

**City of Greensboro Planning Department
Zoning Staff Report
March 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: C
Location: 4514 Summit Avenue (Southwest quadrant of Summit Avenue and Holland Road)

Applicant: Tracey and Nicholas Shrouder
Owner: Tracey and Nicholas Shrouder

From: RS-12 Residential Single Family
To: RS-7 Residential Single Family

Conditions: N/A

SITE INFORMATION	
Max. Developable Units & Density	6
Net Density of Developable Land	5
Existing Land Use	Single Family Residential & Manufactured Dwelling Unit
Acreage	1.159
Physical Characteristics	<i>Topography:</i> Slopes southward <i>Vegetation:</i> Open field & some mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Church of God Prophecy	RS-12
<i>South</i>	Single Family Residential	RS-12
<i>East</i>	Single Family Residential	RS-7
<i>West</i>	Single Family Residential	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND RS-7 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less.

TRANSPORTATION	
Street Classification	Summit Avenue – Minor Thoroughfare.
Site Access	See GDOT comments.
Traffic Counts	24 hour counts not available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, North Buffalo Creek
Floodplains	100yr floodplain is not shown on current regulated FIRM maps. 100yr floodplain is approximately 50' from southern property line on new city maps that will most likely be adopted in the future.
Streams	None
Other	Possible on-site detention may be required to meet quantity regulations.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The 18-acre tract (Holland Hills Subdivision) on the east side of Holland Road opposite the subject property was rezoned from RS-12 to RS-7 by the City Council in September 2000.

The applicant has submitted a proposed subdivision plan that shows four lots, two of which would front on Summit Avenue and two on Holland Road.

This area is classified as Low Residential on the Generalized Future Land Use Map of Connections 2025. RS-7 zoning is consistent with the density range of Low Residential and is compatible with the contiguous RS-7 zoned Holland Hills Subdivision.

This request meets Connections 2025 policies that promote new forms of compact development, promote mixed-income neighborhoods, and promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

GDOT: For safety and operation reasons, additional residential driveways to Summit Avenue should be avoided. All new residential driveways for any subdivision of this property should be provided on Holland Road.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.